

**KUHLMANN SUBDIVISION**  
**PART OF THE NE1/4 OF SECTION 32,**  
**TOWNSHIP 1 NORTH, RANGE 4 WEST OF THE 6TH P.M.,**  
**THAYER COUNTY, NEBRASKA**

**OWNER'S CERTIFICATION**

WE THE UNDERSIGNED, JASON J. KUHLMANN AND TARA L. KUHLMANN (HUSBAND AND WIFE), OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT.

ALL STREETS AND ALLEYS SHOWN ARE TO BE PRIVATE STREETS OWNED AND MAINTAINED BY THE OWNERS OF PROPERTY WITHIN THE SUBDIVISION AND SUCH STREETS SHALL ALLOW, BY PUBLIC USE AS EASEMENT, VEHICULAR ACCESS AND UTILITY ACCESS TO LOTS WITHIN THE SUBDIVISION UNLESS SPECIFICALLY NOTED HEREON THAT SUCH STREETS AND ALLEYS ARE TO BE DEDICATED TO THE PUBLIC AND HEREBY DEDICATED TO THE PUBLIC, SUBJECT TO ACCEPTANCE OF DEDICATIONS BY THE BOARD OF COMMISSIONERS. ANY OTHER PUBLIC LANDS SHOWN HEREON AND NOT HERETOFORE DEDICATED ARE HEREBY RESERVED FOR PUBLIC USE, SUBJECT TO ACCEPTANCE OF SAID DEDICATION BY THE BOARD OF COMMISSIONERS.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED. ANY ENCUMBRANCES OR SPECIAL ASSESSMENTS ARE EXPLAINED AS FOLLOWS: \_\_\_\_\_

THERE ARE STRIPS OF LAND SHOWN ON THIS PLAT AND MARKED EASEMENT, RESERVED FOR THE USE OF PUBLIC UTILITIES OR OTHER ENTITY SO INDICATED AND SUCH EASEMENTS ARE SUBJECT TO THE PARAMOUNT RIGHT OF THE UTILITY OR OTHER ENTITY SO INDICATED TO INSTALL, REPAIR, REPLACE AND MAINTAIN ITS INSTALLATIONS.

WITNESS OUR HANDS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

BY: JASON J. KUHLMANN \_\_\_\_\_  
(HUSBAND)

BY: TARA L. KUHLMANN \_\_\_\_\_  
(WIFE)

**ACKNOWLEDGMENT:**

STATE OF NEBRASKA

SS.

COUNTY OF THAYER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND NOTORIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

**COUNTY BOARD ACCEPTANCE:**

THIS PLAT OF KUHLMANN SUBDIVISION IN THE NE1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 4 WEST OF THE 6TH P.M., THAYER COUNTY, NEBRASKA WAS APPROVED AND ACCEPTED BY THIS COUNTY BOARD OF THAYER COUNTY, NEBRASKA.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009 A.D.

BY: \_\_\_\_\_  
CHAIRMAN, THAYER COUNTY

ATTEST: \_\_\_\_\_  
MARIE RAUNER - COUNTY CLERK

**APPROVAL OF THE ZONING ADMINISTRATOR:**

THIS PLAT OF KUHLMANN SUBDIVISION IN THE NE1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 4 WEST OF THE 6TH P.M., THAYER COUNTY, NEBRASKA WAS APPROVED BY THE ZONING ADMINISTRATOR OF THAYER COUNTY, NEBRASKA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009 A.D.

BY: \_\_\_\_\_  
ZONING ADMINISTRATOR

**LEGAL DESCRIPTION:**

A TRACT OF LAND COMPRISING A PART OF THE NE1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 4 WEST OF THE 6TH P.M., THAYER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF THE NE1/4, AND ASSUMING THE EAST LINE OF SAID NE1/4 TO HAVE A BEARING OF S00°03'53"E; THENCE S00°03'53"E, AND ON THE EAST LINE OF SAID NE1/4, 167.15 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A 3/4" REBAR W/CAP; THENCE CONTINUING S00°03'53"E, AND ON THE EAST LINE OF SAID NE1/4, 152.32 FEET TO A 3/4" REBAR W/CAP; THENCE S88°53'38"W, 170.94 FEET TO A 3/4" REBAR W/CAP; THENCE N02°08'03"W, 152.33 FEET TO A 3/4" REBAR W/CAP; THENCE N88°53'39"E, 176.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.61 OF AN ACRE MORE OR LESS.

**SURVEYOR'S CERTIFICATE:**

I, CHRISTOPHER C. HAYS, A REGISTERED SURVEYOR OF THE STATE OF NEBRASKA, HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECTION MARCH 17, 2009 ; AND THAT SAID SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF NEBRASKA) SS.  
COUNTY OF THAYER)

Filed for Record on \_\_\_\_\_ day of \_\_\_\_\_

at \_\_\_\_\_ Book \_\_\_\_\_ of \_\_\_\_\_ Page \_\_\_\_\_

Fee: \_\_\_\_\_

REGISTER OF DEEDS

Return to: \_\_\_\_\_

  
CHRISTOPHER C. HAYS, RLS #673



|                   |         |
|-------------------|---------|
| <b>SHEET:</b>     | 2 Of 2  |
| <b>DATE:</b>      | 3/18/09 |
| <b>KM JOB #:</b>  | 0902231 |
| <b>DRAWN BY:</b>  | C.HAYS  |
| <b>REVISIONS:</b> |         |

**TITLE:**  
KUHLMANN SUBDIVISION  
REQUESTED BY TARA KUHLMANN

**PROJECT:**  
SECTION 32, TOWNSHIP 1 NORTH,  
RANGE 4 WEST, THAYER COUNTY, NE

  
**KIRKHAM MICHAEL**  
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